

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		FALMOUTH RD, ARLINGTON

OWNERSHIP

Owner 1:	HODGE JAMES E			
Owner 2:	HODGE DEVLIN DAWN			
Owner 3:				
Street 1:	45 FALMOUTH RD			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	NIEBUHR NANCY M -		
Owner 2:	-		
Street 1:	45 FALMOUTH RD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .319 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Wood Shingle Exterior and 2122 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.31855	Total SF/SM:	13876	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	585,395	SpL Credit	Total:	585,400
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD

ARLINGTON

APPRAISED:

USE VALUE:

ASSESSED:

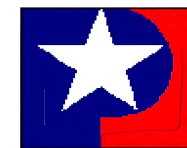
Total Card /

Total Parcel

1,074,000

1,074,000

1,074,000



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	62229
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
4	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
11/11/2018	MEAS&NOTICE	CC	Chris C
6/17/2009	Measured	189	PATRIOT
3/11/2007	MLS	MM	Mary M
6/7/2005	Permit Visit	BR	B Rossignol
11/30/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/18/1999	Measured	263	PATRIOT
7/23/1991		KT	

Sign:
VERIFICATION OF VISIT NOT DATA

 / /

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	13876.000	488,600		585,400	1,074,000		62229
							GIS Ref
							GIS Ref
Total Card	0.319	488,600		585,400	1,074,000	Entered Lot Size	
Total Parcel	0.319	488,600		585,400	1,074,000	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:	506.13	/Parcel:	506.13	Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2022	101	FV	488,600	0	13,876.	585,400	1,074,000		Year end	12/23/2021	PRINT		
2021	101	FV	473,400	0	13,876.	585,400	1,058,800		Year End Roll	12/10/2020		Date	Time
2020	101	FV	473,400	0	13,876.	585,400	1,058,800	1,058,800	Year End Roll	12/18/2019		12/30/21	06:11:44
2019	101	FV	366,800	0	13,876.	585,400	952,200	952,200	Year End Roll	1/3/2019	LAST REV		
2018	101	FV	366,800	0	13,876.	501,800	868,600	868,600	Year End Roll	12/20/2017		Date	Time
2017	101	FV	366,800	0	13,876.	468,300	835,100	835,100	Year End Roll	1/3/2017			
2016	101	FV	366,800	0	13,876.	401,400	768,200	768,200	Year End	1/4/2016	06/21/19	11:02:0	
2015	101	FV	340,100	0	13,876.	359,600	699,700	699,700	Year End Roll	12/11/2014	appr		

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible][illegible]

